

2008-010787

Klamath County, Oregon



00050607200800107870010014

07/30/2008 11:22:07 AM

Fee: \$21.00

After Recording Return to:

SHANNA SIMMONS

1152 CRESCENT AVENUE

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SHANNA SIMMONS

Same as above

PERSONAL REPRESENTATIVE'S DEED

ATE: 65959 PC

THIS INDENTURE made this 18th day of JULY, 2008, by and between KAY SHANLEY, the duly appoint, qualified and acting personal representative of the ESTATE OF WILLIAM LEWIS BENECKE, deceased, hereinafter called the first party, and SHANNA SIMMONS, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situate in the County of KLAMATH, State of Oregon, described as follows, to wit:

Lot 7, Block 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 001 MAP: 3809-032BA TL: 04400 KEY: 411414

To Have and to Hold the same unto the second party, and second party's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$95,000.00.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated July 18, 2008.

ESTATE OF WILLIAM LEWIS BENECKE

Kay Shanley
BY: KAY SHANLEY, Personal Representative

STATE OF MONTANA, County of Sanders) ss.

This instrument was acknowledged before me on July 23, 2008 by KAY SHANLEY who is the Personal Representative of the ESTATE OF WILLIAM LEWIS BENECKE, deceased.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065959

Before me: Robbi D.L. Munson
Notary Public for Montana
My commission expires: Dec. 14 2010



ROBBI D.L. MUNSON
NOTARY PUBLIC-MONTANA
Residing at Thompson Falls, MT
My Comm. Expires Dec. 14, 2010

\$21-A